

REQUEST FOR COUNCIL ACTION

MEETING

DATE: 11-03-03

149

| | | |
|---|-------------------------------|---|
| AGENDA SECTION: PUBLIC HEARINGS | ORIGINATING DEPT: PLANNING | ITEM NO. E-6 |
| ITEM DESCRIPTION: Land Subdivision Permit (Preliminary Plat) #03-32 by LBJ Development to be known as Tyrol Hills Second Subdivision. The Plat proposes to subdivide 13.29 acres of land into 10 lots for residential development and 1 outlot. The plat also proposes right-of-way dedication for public roadways. The property is located east of the East Frontage Road for TH 63, north of Woodbine Street SE and south of Ziegler. | | PREPARED BY: Theresa Fogarty, Planner |

October 27, 2003

City Planning and Zoning Commission Recommendation:

The City Planning and Zoning Commission held a public hearing on October 28, 2003 to consider this preliminary plat.

Mr. Scott Blow of Yaggy Colby Associates, addressed the Commission and stated that the applicant was in agreement with the staff-recommended conditions.

The Planning Commission found that this preliminary plat will conform with the applicable criteria with the following conditions or modifications:

1. The Plat shall be revised, as follows:

- a. Add the directional "SE" to Tyrol Lane to read "Tyrol Lane SE".
- b. Label the roadway lying east and west side of Tyrol Lane SE as "Tyrol Drive SE".
- c. Dedicating the proposed private lift station as a separate Outlot, and shall not be located within a public right-of-way.

2. The approved final plat of Tyrol Hills First shall be recorded prior to Final Plat approval of this Subdivision.

3. Grading and Drainage Plan approval is required prior to submitting the Final Plat. Storm Water Management must be provided and a Storm Water Management fee will be applicable to any areas of this development that do not drain to a privately constructed detention facility approved by the City for this development. Hydric soils exist on the easterly portion of this property in the drainageways, the applicant shall submit information on wetland existence and boundaries prior to the submittal of a grading plan and final plat.

4. Dedication of a temporary easement and construction of a temporary turn-around on said easement is required at the easterly extent of Tyrol Trail Drive (to be renamed Tyrol Drive SE).

5. Pedestrian facilities (concrete sidewalk) shall be required, at the Owner's expense, along both sides of all new public roads within this development.

6. Dedication of parkland shall be met via: cash in lieu of land, as recommended by the City Park & Recreation Department in the attached memo, dated September 18, 2003.

7. Prior to Final Plat submittal and/or development of this Property, , the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, stormwater management, transportation improvements, access control, pedestrian facilities, right-of-way dedication, access and extension of utilities for adjacent properties, ownership & maintenance of the private lift station and proposed Outlot A, and contributions for public infrastructure.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

151

RCA
Preliminary Plat #03-32
Tyrol Hills Second Subdivision
10/27/2003

Ms. Haeussing moved to recommend approval of Land Subdivision Permit (Preliminary Plat) #03-32 by LBJ Development to be known as Tyrol Hills Second Subdivision with staff-recommended findings and conditions. Ms. Petersson seconded the motion. The motion to recommend approval carried 7-0.

Planning Department Recommendation:

See attached staff report, dated October 2, 2003.

Council Action Needed:

1. ***The Council may approve, approve with conditions, or deny the land subdivision permit. The Council must make findings of fact based on the criteria included in the staff report. A motion to deny must include supporting reasons for a conclusion that at least one of the fifteen findings for denial in paragraph 61.225 can be made.***

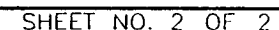
Attachments:

1. Staff report, dated October 2, 2003.
2. Minutes of the October 8, 2003 CPZC Meeting.

Distribution:

1. City Administrator
2. City Attorney
3. Planning Department File
4. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, November 3, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
5. Yaggy Colby Associates

TYROI. HILLS FIRST - Approved, but
Not Recorded



153



Preliminary Plat #03-32
Tyrol Hills Second
900' Notification Distance
Ward 1 Hanson
09/12/03

ST BRIDGETS RD SE

City Park & Recreation Department in the attached memo, dated September 15, 2003.

5. ~~Supplementary Address Signage and the incurred costs may be required to eliminate complicated or confusing addressing situations. The signage must be coordinated with the GIS/E911 Addressing Staff in cooperation with the Rochester Fire Department. If supplementary address signage will be determined at the time of address review.~~
6. Any conditions of approval, which previously applied to approval of this GDP, still apply to the GDP.

X Land Subdivision Permit (Preliminary Plat) #03-32 by LBJ Development to be known as Tyrol Hills Second Subdivision. The Plat proposes to subdivide 13.29 acres of land into 10 lots for residential development and 1 outlot. The plat also proposes right-of-way dedication for public roadways. The property is located east of the East Frontage Road for TH 63, north of Woodbine Street SE and south of Ziegler.

Mr. Brent Svenby presented the staff report, dated October 2, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

Mr. Burke asked where the lift station would be located.

The applicant's representative, Scott Blow of Yaggy Colby Associates (717 Third Avenue SE, Rochester MN 55904), addressed the Commission. He stated that the location of lift station would be east of the cul-de-sac.

Discussion ensued regarding where the boundaries are located for Outlot A.

Mr. Blow stated that the applicant is in agreement with the staff-recommended conditions.

With no one else wishing to be heard, Mr. Quinn closed the public hearing.

A person from the audience asked to speak before the Commission.

Mr. Quinn reopened the public hearing.

Mr. Jack Roeder, of 55 Woodbine Street SE, Rochester MN 55904, addressed the Commission. The property in question abuts the west side of his property. He asked what "Outlot A" was. He asked if it was for drainage.

Mr. Svenby explained that it is where their stormwater detention pond would be located.

Mr. Roeder asked if it would drain the entire development.

Mr. Svenby responded that it would drain a portion of Tyrol Hill First Subdivision as well as this subdivision (Tyrol Hills Second Subdivision).

Discussion ensued regarding what part of the subdivision has been previously platted and what is being considered.

155

Mr. Roeder expressed concern with drainage runoff onto his property.

Mr. Svenby explained that the development could not create additional run off than what currently exists.

Mr. Roeder asked who would manage the pond.

Mr. Svenby responded that it would be a private pond and that the developer would have to maintain it. The developer would sign a maintenance and ownership agreement for the pond. If the developer did not maintain the pond, the agreement would give the City Public Works Department authority to do necessary maintenance.

Mr. Roeder asked if the pond would be fenced.

Mr. Svenby responded no.

Mr. Roeder asked how deep the pond would be.

Mr. Svenby referred the question to Scott Blow, of Yaggy Colby Associates.

Mr. Roeder stated that he did not understand where the 13.29 acres being proposed was located.

Ms. Rivas and Mr. Roeder discussed what land the proposal included and what was previously platted.

Mr. Svenby showed Mr. Roeder where the property was located.

Ms. Rivas asked that Mr. Roeder get together with Scott Blow of Yaggy Colby Associates for additional details.

With no one else wishing to be heard, Mr. Quinn closed the public hearing.

Mr. Haeussinger moved to recommend approval of Land Subdivision Permit (Preliminary Plat) #03-32 by LBJ Development to be known as Tyrol Hills Second Subdivision with the staff-recommend findings and conditions. Ms. Petersson seconded the motion. The motion carried 7-0.

CONDITIONS:

1. The Plat shall be revised, as follows:

- a. Add the directional "SE" to Tyrol Lane to read "Tyrol Lane SE".
- b. Label the roadway lying east and west side of Tyrol Lane SE as "Tyrol Drive SE".
- c. Dedicating the proposed private lift station as a separate Outlot, and shall not be located within a public right-of-way.

2. The approved final plat of Tyrol Hills First shall be recorded prior to Final Plat approval of this Subdivision.

3. Grading and Drainage Plan approval is required prior to submitting the Final Plat. Storm Water Management must be provided and a Storm Water Management fee will be applicable to any areas of this development that do not drain to a privately constructed detention facility approved by the City for this development. Hydric soils exist on the easterly portion of this property in the drainageways, the applicant shall submit information on wetland existence and boundaries prior to the submittal of a grading plan and final plat.
4. Dedication of a temporary easement and construction of a temporary turn-around on said easement is required at the easterly extent of Tyrol Trail Drive (to be renamed Tyrol Drive SE).
5. Pedestrian facilities (concrete sidewalk) shall be required, at the Owner's expense, along both sides of all new public roads within this development.
6. Dedication of parkland shall be met via: cash in lieu of land, as recommended by the City Park & Recreation Department in the attached memo, dated September 18, 2003.
7. Prior to Final Plat submittal and/or development of this Property, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, stormwater management, transportation improvements, access control, pedestrian facilities, right-of-way dedication, access and extension of utilities for adjacent properties, ownership & maintenance of the private lift station and proposed Outlot A, and contributions for public infrastructure.

Land Use Plan Amendment Petition #03-05 and Zoning District Amendment #03-19 by Forbrook-Bigelow Development to amend the Land Use Plan designation from "Low Density Residential" to "Commercial" on approximately 2.40 acres of land and rezone approximately 2.40 acres from R-1 (Mixed Single Family) to B-4 (General Commercial) and approximately 13.32 acres from R-1 to R-1X (Mixed Single Family Extra). The property is located along the south side of 7th Street NW and along the east side of West Circle Drive and north of Lake Street NW.

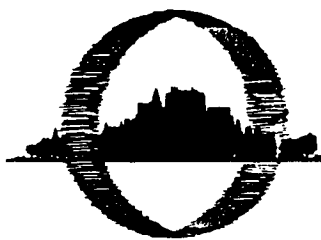
AND

General Development Plan #217 to be known as Oakridge Manor by Forbrook-Bigelow Development. The applicant is proposing to develop the property with commercial and single family residential uses (townhomes and single family detached dwellings). The plan also allows for a public roadway connection to Lakeridge Place NW. The applicant is also requesting approval of a Substantial Land Alteration to permit site grading that will modify grades by more than 10 feet on portions of the property. The property is located along the south side of 7th Street NW and along the east side of West Circle Drive and north of Lake Street NW.

Mr. Brent Svenby presented the staff reports, dated October 8, 2003 and October 1, 2003, to the Commission. The staff reports are on file at the Rochester-Olmsted Planning Department.

Mr. Staver questioned why the parcel on the northwest corner zoned B-1 was appropriate and this proposed parcel is not appropriate for the B-4 zoning district.

Mr. Svenby stated that, according to the 1976 zoning map, the entire located northwest of the property was zoned B-1b and B-3. In 1976, the entire area was designated for commercial



ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

Olmsted

www.olmstedcounty.com/planning



TO: City Planning and Zoning Commission

FROM: Theresa Fogarty, Planner

DATE: October 2, 2003

RE: Land Subdivision Permit (Preliminary Plat) #03-32 by LBJ Development to be known as Tyrol Hills Second Subdivision. The plat proposes to subdivide 13.29 acres of land into 10 lots for residential development and 1 outlot. The plat also proposes right-of-way dedication for public roadways. The property is located east of the East Frontage Road for TH 63, north of Woodbine Street SE and south of Ziegler.

Planning Department Review:

Applicant/Owner: LBJ Development
6885 County Road 6 SW
Stewartville, MN 55976

Surveyors/Engineers: Yaggy Colby Associates
717 Third Avenue SE
Rochester, MN 55904

Referral Comments:

1. Rochester Public Works Department
2. Park and Recreation Department
3. Planning Department – Wetlands LGU Representative
4. Planning Department - Addressing staff
5. Public Utilities – Water Division

Report Attachments:

1. Referral Comments (5 letters)
2. Location Map
3. Copy of Preliminary Plat
4. Copy of Tyrol Hills First – Approved, but not recorded

Development Review:

Location of Property: The property is located east of the East Frontage Road for TH 63, north of Woodbine Street SE and south of Ziegler.

Zoning: The property is currently zoned R 1 (Mixed Single Family) on the City of Rochester Zoning Map. This proposed plat is also located within Zone C of the Airport Zoning District and must meet the standards for one acre lot size parcels.



158

Page 2
Preliminary Plat 03-32
Tyrol Hills Second
October 2, 2003

Proposed Development:

This development is subdividing approximately 13.29 acres of land into 10 lots for residential development, and one Outlot.

Roadways:

This plat proposes to dedicate right-of-way for two new roadways.

The first roadway is a continuation of "Tyrol Trail Drive" and is designed with a 60' right-of-way. This roadway is not identified on the face of the plat. Label the roadway east and west of Tyrol Lane as "Tyrol Drive SE". Dedication of a temporary easement, and construction of a temporary turn-around on said easement is required at the easterly extent of this roadway.

The second roadway is identified as "Tyrol Lane" and is designed with a 50' right-of-way, ending in a cul-de-sac with a 52' radius. This roadway is missing it's directional. Add the directional "SE" to read "Tyrol Lane SE".

Pedestrian Facilities:

Pedestrian facilities (concrete sidewalk) is required at the Owner's expense, along the frontages of both sides of the new public streets within this development.

Drainage:

Grading and drainage plans will need to be approved by the City Public Works Department prior to the submittal of the final plat.

Stormwater Management must be provided, and a Stormwater Management Fee will be applicable to any areas of this development that do not drain to a privately construction detention facility approved by the City for this development.

The ownership and maintenance of the proposed "Outlot A" shall be addressed in the Development Agreement prior to Final Plat submittal.

Wetlands:

The Soil Survey and National Wetland Indicator maps were reviewed for the presence of wetlands. According to the Soils Survey, hydric soils do exist on the easterly portion of this property in the drainageways. The applicant shall submit information on wetland existence and boundaries prior to the submittal of a grading plan and final plat.

Public Utilities:

Approximate static water pressures within this area will range from 59 PSI to 78 PSI.

159

Public Utilities (Continued):

The utilities indicated as "Existing" in the area west of the proposed subdivision (Tyrol Hills) do not exist and no City-Owner Contract has previously been approved for the construction of the utilities as shown. The availability of sanitary sewer & water to this proposed plat is dependent on the public infrastructure in Tyrol Hills Subdivision being constructed through the City-Owner Contract process.

The proposed private lift station shall be platted on a separate Outlot, and not within a public right-of-way. Maintenance and Ownership of the lift station, and any required surety for future removal will be addressed in the Development Agreement.

Spillover Parking:

As per Section 63.426 of the LDM, all residential development must provide spillover parking for service vehicles and visitors. This development requires 12 spillover parking stalls. It appears as though the additional parking can be accommodated on the roadways and most likely within private driveways, as well.

Parkland Dedication:

The Park & Recreation Department stated that dedication requirements be met via: Cash in lieu of land. Payment due prior to recordation of the final plat.

Staff Review and Recommendation:

Section 61.225 of the Land Development Manual lists the findings, which must be considered by the Planning Commission, and the Council when reviewing a land subdivision permit application. This section is attached for your information.

The Planning staff has reviewed this preliminary plat request for compliance with the Rochester Zoning Ordinance and Land Development Manual including Section 61.225 of the LDM. The staff recommends approval with the following conditions / modifications:

- 1. The Plat shall be revised, as follows:**
 - a. Add the directional "SE" to Tyrol Lane to read "Tyrol Lane SE".**
 - b. Label the roadway lying east and west side of Tyrol Lane SE as "Tyrol Drive SE".**
 - c. Dedicating the proposed private lift station as a separate Outlot, and shall not be located within a public right-of-way.**
- 2. The approved final plat of Tyrol Hills First shall be recorded prior to Final Plat approval of this Subdivision.**

3. *Grading and Drainage Plan approval is required prior to submitting the Final Plat. Storm Water Management must be provided and a Storm Water Management fee will be applicable to any areas of this development that do not drain to a privately constructed detention facility approved by the City for this development. Hydric soils exist on the easterly portion of this property in the drainageways, the applicant shall submit information on wetland existence and boundaries prior to the submittal of a grading plan and final plat.*
4. *Dedication of a temporary easement and construction of a temporary turn-around on said easement is required at the easterly extent of Tyrol Trail Drive (to be renamed Tyrol Drive SE).*
5. *Pedestrian facilities (concrete sidewalk) shall be required, at the Owner's expense, along both sides of all new public roads within this development.*
6. *Dedication of parkland shall be met via: cash in lieu of land, as recommended by the City Park & Recreation Department in the attached memo, dated September 18, 2003.*
7. *Prior to Final Plat submittal and/or development of this Property, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, stormwater management, transportation improvements, access control, pedestrian facilities, right-of-way dedication, access and extension of utilities for adjacent properties, ownership & maintenance of the private lift station and proposed Outlot A, and contributions for public infrastructure.*

Reminder to Applicant:

- Prior to development, the property owner will need to execute a City / Owner Contract for construction of all public infrastructure and utilities to serve this subdivision. The Owner shall also execute a City / Owner Contract for the construction of all public infrastructure and utilities to serve Tyrol Hills First Subdivision.
- Preliminary Construction Plan comments will be provided separately to the Developer's Engineer. (Note: Curb & Gutter will be required to be extended to the easterly plat limits of Tyrol Trail Drive. Tyrol Hills First Subdivision construction plans have not yet been approved.
- Prior to recording the final plat for Tyrol Hills First Subdivision, the applicant shall work the Planning Department GIS Staff with naming of the roadways.
- This Plat is subject to the Subdivision regulations, which became effective May 15, 1999. Approved grading, drainage and construction plans will need to be submitted with the final plat application, if the applicant intends to record the final plat documents prior to completion of infrastructure improvements.

161

CITY OF ROCHESTER
ZONING ORDINANCE AND LAND DEVELOPMENT MANUAL
EXCERPTS

61.225 Finding for Land Subdivision:

The Zoning Administrator, Commission or Council shall approve a development permit authorizing a land subdivision if all of the following findings with respect to the proposed development are made:

- A. The proposed land subdivision conforms to all relevant requirements of this ordinance and variances have been granted to permit any nonconformance.
- B. That the proposed water system and sanitary sewer system are adequate to serve the normal and fire protection demands of proposed development and to provide for the efficient and timely extension to serve future development.
- C. That the plan for soil erosion and stormwater management meets the adopted standards of the City of Rochester and is consistent with the adopted Stormwater Management Plan or adopted drainage or stormwater policies.
- D. That the vehicular and non-motorized system is consistent with adopted transportation plans and is consistent with the street layout standards listed in Section 64.120 and traffic service standards in Section 61.526.
- E. That the lot and block layout provide for safe and convenient vehicular, service and emergency access, efficient utility service connections, and adequate buildable area in each lot for planned uses.
- F. That the proposed land subdivision has taken into account the current 6-Year and other Long-Range Capital Improvements Programs and the elements listed therein in the design of the subdivision.
- G. That the proposed subdivision, if in a resident zoning district, -addresses the need for spillover parking consistent with the requirements of Section 63.426.
- H. That right-of-ways and easements of adequate size and dimensions are -provided for the purpose of constructing the street, utility, and drainage facilities needed to serve the development.
- I. That the proposed parks, trail thoroughfares and open space dedications are consistent with adopted plans, policies and regulations.
- J. That the proposed subdivision will not have off-site impacts on the street, drainage, water or wastewater systems that exceed adopted standards.
- K. That the proposed subdivision will not have adverse impacts on the safety or viability of permitted uses on adjacent properties.
- L. That the proposed land subdivision is designed in such a manner as to allow for continued development in an efficient manner on adjacent undeveloped lands.

Effective May 15, 1999

162

- M. That the soils, topography and water tables have been adequately studied to ensure that all lots are developable for their designated purposes.
- N. That the proposed land subdivision is consistent with the standards of the City's adopted Comprehensive Plan.
- O. That any land located within Zone A as shown as on the currently adopted Flood Boundary and Floodway Maps of the Flood Insurance Study, Rochester, Minnesota prepared by the Federal Emergency Management Agency, is -determined to be suitable for its intended use and that the proposed subdivision adequately mitigates the risks of flooding, inadequate drainage, soil and rock formations with severe limitation for development, severe erosion potential or any other floodplain related risks to the health, safety or welfare of the future residents of the proposed subdivision in a manner consistent with this ordinance.
- P. That the proposed land subdivision, if approved, would not result in a violation of federal or state law, or the city or county ordinance.

61.226 Conditions on Approvals:

In considering an application for development permit to allow a land subdivision, the approving body shall consider and may impose modification or conditions to the extent that such modifications or conditions are necessary to insure compliance with the criteria of Section 61.225.

163-

ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 9/24/03

The Department of Public Works has reviewed the application for Preliminary Plat #03-32 for the proposed Tyrol Hills Second Subdivision. The following are Public Works comments on this request:

1. This Property is included in an approved Final Plat of Tyrol hills Subdivision as Outlots, but said plat for Tyrol Hills is not recorded. In discussions with the applicant's engineer, the plat of Tyrol Hills First will be recorded prior to Final Plat approval of this Subdivision.
2. The utilities indicated as "Existing" in the area west of this proposed subdivision (p/o Tyrol Hills), do not exist, and no City-Owner Contract has previously been approved for the construction of the utilities as shown. The availability of sanitary sewer & water to serve the proposed Tyrol Hills Second Subdivision is dependent on the public infrastructure in Tyrol Hills Subdivision being constructed through the City-Owner Contract process.
3. Prior to Final Plat submittal, and/or development of this Property, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, stormwater management, transportation improvements, access control, pedestrian facilities, right-of-way dedication, access and extension of utilities for adjacent properties, ownership & maintenance of the private lift station, and contributions for public infrastructure.
4. Grading & Drainage Plan approval is required prior to Final Plat submittal.
5. Stormwater Management must be provided, and a Stormwater Management fee will be applicable to any areas of this development that do not drain to a privately constructed detention facility approved by the City for this development.
6. Dedication of a temporary easement, and construction of a temporary turn-around on said easement is required at the easterly extent of Tyrol Trail Drive.
7. Pedestrian facilities are required along the entire frontages of both sides of the new public streets within this development.
8. Ownership & maintenance of the proposed Outlot 'A' needs to be addressed in the Development Agreement prior to Final Plat submittal.

164

ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

9. Preliminary Construction Plan comments will be provided separately to the Developer's Engineer. Note: Curb & Gutter will be required to be extended to the easterly plat limits of Tyrol Trail Dr.
10. The proposed private lift station should be platted on a separate Outlot, and not within a public right-of-way. Maintenance and Ownership of the lift station, and any required surety for future removal will be addressed in the Development Agreement.

Charges/fees applicable to the development of this property will be addressed in the Development Agreement

- ❖ Water Availability Charge for J9266 @ \$1298.94 per acre plus 7.5% interest from 3/6/95 [for up to a maximum of 10 years interest]
- ❖ Sewer Availability Charge (SAC) @ \$1851.12 per developable acre [**Note: 20 acres of the entire Tyrol Hills development has previously paid a SAC charge for the 7207 Project and would not be subject to additional SAC charges**].
- ❖ Transportation Improvement District (TID) - TBD
- ❖ Storm Water Management – TBD, for any areas that are not served by on-site detention and allowed to participate in the City's SWMP.
- ❖ First Seal Coat charge @ \$0.51 per sq.yd of public street surface.
- ❖ Street Signs as determined by the City Engineer.



165

ROCHESTER PARK AND RECREATION DEPARTMENT
201 FOURTH STREET SE
ROCHESTER MINNESOTA 55904-3769
TELE 507-281-6160
FAX 507-281-6165

M E M O R A N D U M

DATE: September 18, 2003

TO: Jennifer Garness
Planning

RE: Tyrol Hills 2nd
Preliminary Plat # 03-02

| | |
|--------------------------------|-------------|
| Acreage of plat..... | 13.29 a |
| Number of dwelling units..... | 10 units |
| Density factor..... | .0244 |
| Dedication | .24 acres |
| Fair market value of land..... | \$9,000 / a |

The Park and Recreation Department recommends that dedication requirements be met via: Cash in lieu of land for this plat (\$2,160) plus cash in lieu of land for Tyrol Hills 1st (\$16,020) which was approved 3 August 1999 and which remains unpaid. Payments due prior to recordation of the final plat.

RECEIVED
SEP 25

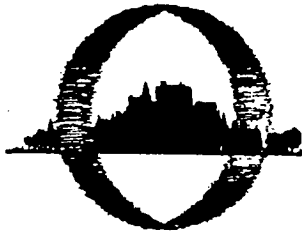
166

WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

Application Number: PP #03-32 to be known as Tyrol Hills Second
Subdivision

- ☐ No hydric soils exist on the site based on the Soil Survey
- ☒ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- ☐ A wetland delineation has been carried out for the property and is on file with the Planning Department.
- ☐ A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- ☐ A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- ☐ No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- ☒ Other or Explanation:

**Hydric soils exist on the easterly portion of the property in the drainageways.
The applicant will need to submit information on wetland existence
and boundaries prior to the submittal of a grading plan and final plat.**



COUNTY OF
Olmsted



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

PLAT REFERRAL RESPONSE

DATE: September 24, 2003

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: Scott Blow of Yaggy Colby

RE: **TYROL HILLS SECOND**

A review of the **preliminary plat** has turned up the following **ADDRESS** and **ROADWAY** related issues.

1. Tyrol Lane is missing it's directional.

RECOMMENDATION: Add the directional of SE to Tyrol Lane (**TYROL LANE SE**).

2. The roadway Tyrol Trail Drive as seen in Tyrol Hills First plat is using Trail as part of the roadway name, and in Olmsted County the use of **TRAIL** is reserved for Bicycle Trails.

RECOMMENDATION: Delete the word **TRAIL** in the roadway name, both in **TYROL HILLS SECOND** and **TYROL HILLS FIRST**, which has never been recorded. Roadway will then read **TYROL DRIVE SE**.

3. No roadway designation on east/west running roadway in this plat.

RECOMMENDATION: Label the roadway on the east and west side of Tyrol Lane SE as **TYROL DRIVE SE**.

168



we pledge, we deliver

September 15, 2003

Rochester-Olmsted
CONSOLIDATED PLANNING DEPARTMENT
2122 Campus Drive SE
Rochester, MN 55904-7996

REFERENCE: Preliminary Plat #03-32 by LBJ Development to be known as Tyrol Hills Second Subdivision.

Dear Ms. Garness:

Our review of the referenced preliminary plat is complete and our comments follow:

1. Approximate static water pressures within this area will range from 59 PSI to 78 PSI.
2. Tyrol Hills First Subdivision construction plans have not yet been approved.
3. Minor revisions to the proposed water system layout are required. We have provided the applicant's engineering firm with these comments.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

A handwritten signature in black ink that reads 'Donn Richardson'. The signature is written in a cursive, flowing style.

Donn Richardson
Water

C: Doug Rovang, RPU
Mike Engle, RPU
Mark Baker, City Public Works
Vance Swisher, Fire Prevention Bureau
Gary Schick, Building & Safety
Wade Dumond, Yaggy Colby Associates

169 -

Garness Jennifer

From: Harford John
Sent: Friday, September 12, 2003 9:51 AM
To: Garness Jennifer
Subject: RE: Request for Comments on PP #03-32 to be known as Tyrol Hills Second Subdivision



This plat in the Zone C of the Airport zoning district and must meet the standards for lot size, that being one acre parcels.
John

-----Original Message-----

From: **Garness Jennifer**
Sent: Friday, September 12, 2003 8:59 AM
To: Brad Oberle (E-mail); Christine Schultze (E-mail); Darrel Hildebrant (E-mail); Dave Copeland (E-mail); Dave Goslee (E-mail); Denny Stotz (E-mail); Donn Richardson (E-mail); Doug Knott (E-mail); Floyd Whitaker (E-mail); Geneva Kellen (E-mail); Growden Randy; Harford John; Jeff Kappers (E-mail); Julie Schletty (E-mail); Khan Muhammad; Lee Terry; Mark Baker (E-mail); Michael Liljegren (E-mail); Mike Engle (E-mail); Mike Nigbur (E-mail); Mike Schlasner (E-mail); Neal Clausen (E-mail); Reiter Charlie; Richard Freese (E-mail); Rick Wellik (E-mail); Ron Boose (E-mail); Rory Lenton (E-mail); Susan Waughtal (E-mail); Terry Spaeth (E-mail); Vance Swisher (E-mail); Whetstone Bruce
Subject: Request for Comments on PP #03-32 to be known as Tyrol Hills Second Subdivision

*Comments must be submitted to our office **by September 26, 2003.***

<< File: pp0332cty.pdf >>

If you have any problems opening this document, please let me know.

Thank you!

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